049.0	0002	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	385,100 /	385,100
					USE VALUE:	385,100 /	385,100
					ASSESSED:	385,100 /	385,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		GARDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NCH HOLDINGS LLC
Owner 2:	
Owner 3:	
Street 1:	18 BURNHAM RD
Street 2:	
Twn/City:	NORTH BILLERICA
St/Prov:	MA Cntry: Own Occ: N
Postal:	01862 Type:

PREVIOUS OWNER

Owner 1:	HEFFRON NANCY J -
Owner 2:	MCLEMAN CHARLES M III / ETAL -
Street 1:	136 RIDGE ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1950, having primarily Conc. Block Exterior and 2480 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	5924.000	118,300		266,800	385,100
Total Card	0.136	118,300		266,800	385,100
Total Parcel	0.136	118,300		266,800	385,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 155.28 | /Parcel: 155.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34652

GIS Ref

GIS Ref

Insp Date 09/11/18

!4127!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	332	FV	118,300	0	5,924.	266,800	385,100		Year end	12/23/2021
2021	332	FV	118,300	0	5,924.	262,500	380,800		Year End Roll	12/10/2020
2020	332	FV	118,300	0	5,924.	258,200	376,500	376,500	Year End Roll	12/18/2019
2019	332	FV	107,100	0	5,924.	228,100	335,200	335,200	Year End Roll	1/3/2019
2018	332	FV	92,600	0	5,924.	228,100	320,700	320,700	Year End Roll	12/20/2017
2017	332	FV	92,600	0	5,924.	228,100	320,700	320,700	Year End Roll	1/3/2017
2016	332	FV	81,900	0	5,924.	228,100	310,000	310,000	Year End	1/4/2016
2015	332	FV	77,300	0	5,924.	206,600	283,900	283,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:05:05

LAST REV

Date	Time
12/18/19	13:58:39
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4127

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEFFRON NANCY J	1552-40		11/21/2019	Convenience	1	No	No		
FATA HEATHER /	1552-39		11/21/2019	Convenience	1	No	No		
	789-115		1/1/1901	Family		No	No		Charles M McLeman, Jr-DOD: 02/18/2016 ~ Viole

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
5/13/2016	I & E Return	MM	Mary M
3/16/2009	Meas/Inspect	197	PATRIOT
10/31/2000	Hearing Chag	163	PATRIOT
4/14/2000	Meas/Inspect	197	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	34652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		5924		Sq. Ft.	Site		0	15.5	2.91	CF									266,829						266,800	

Total AC/HA:	0.13600	Total SF/SM:	5924	Parcel LUC:	332	Auto Repair	Prime NB Desc	COMM FR	Total:	266,829	Spl Credit		Total:	266,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	5 - Piers		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	20		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.20322585
Const Adj.:	0.92834121
Adj $ / SQ:	72.605
Other Features:	2000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	182061
Depreciation:	63721
Depreciated Total:	118340

COMMENTS

1950 /BOB`S AUTO REPAIR FLOOR IN BAD SHAPE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0	BRs:	0	Baths:					HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	72.61
Special Features:	0	Val/Su Net:	47.70
Final Total:	118300	Val/Su SzAd	47.70

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,480	72.610	180,061
	Net Sketched Area:	2,480	Total:	180,061
Size Ad	2480	Gross Area	2480	FinArea 2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

049.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc